



City of Huntington Beach Planning and Building Department
STUDY SESSION REPORT

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning and Building
BY: Tess Nguyen, Associate Planner *TN*
DATE: April 12, 2011
SUBJECT: APPEAL OF DIRECTOR'S APPROVAL OF SIGN CODE EXCEPTION NO. 10-001 (FIRST CHRISTIAN CHURCH SIGNS)

APPLICANT: Curtis Templeton, 1207 Main Street, Huntington Beach, CA 92648

PROPERTY

OWNER: First Christian Church, 1207 Main Street, Huntington Beach CA 92648

LOCATION: 1211 Main Street, 92648 (northwest corner of Main Street and Adams Avenue)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

This represents an appeal filed on February 24, 2011 by Council Member Connie Boardman of the Director's approval of Sign Code Exception (SCE) No. 10-001 (Attachment No. 2). SCE No. 10-001 represents a request to permit the total sign area of approximately 440 sq. ft. (a total of 17 signs—12 freestanding signs and 5 wall signs) in lieu of 32 sq. ft. for the First Christian Church complex. SCE No. 10-001 was approved by the Director of Planning and Building on February 15, 2011 (Attachment No. 3).

CURRENT LAND USE, HISTORY OF SITE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	P(RL) (Public – Residential Low Density Underlying Designation)	PS (Public- Semipublic)	Religious Assembly/ Pre-School
North (across 17 th St.)	OS-P (Open Space –Park)	OS-PR (Open Space – Parks and Recreation Subdistrict)	Worthy Community Park, Huntington Beach High School
Northeast (across Adams Ave.), East (across Main St.)	RL-7 (Residential Low Density – 7 units/acre)	RL (Residential Low Density)	Single-Family Residential
West (across 17 th St.)	RL-7	RL	Multi-Family Residential
South	P(RL)	PS, RL	Smith Elementary School, Single-Family Residential

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

November 8, 2010

MANDATORY PROCESSING DATE(S):

January 8, 2011

PSP No. 10-003 was filed on August 13, 2010 and SCE No. 2010-001 was filed on November 5, 2010. The applications were deemed complete on November 8, 2010. The application was acted on by the Director of Planning and Building on February 15, 2011 after the Design Review Board recommended approval at their two meetings (November 10, 2010 and December 9, 2010). An appeal was filed by City Council Member Connie Boardman on February 24, 2011 (Attachment No. 2). The application is tentatively scheduled for public hearing before the Planning Commission on April 26, 2011.

CEQA ANALYSIS/REVIEW

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15311, Class 11, which states that construction or placement of on-premise signs necessary to existing facilities are exempt from further environmental review.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Public Works Department has reviewed the application and identified comments and applicable code requirements (Attachment No. 9).

PUBLIC MEETINGS, COMMENTS AND CONCERNS

On November 10, 2010, the Design Review Board (DRB) reviewed the proposed signs for the First Christian Church complex. The DRB discussed design, location, and materials of all of the proposed signs. The DRB continued the review the proposed signs to the December 9 meeting at staff's request for additional time to provide neighborhood notification of the proposed project (Attachment No. 4). On December 9, 2010, the DRB recommended approval of the proposed project to the Director of Planning and Building with findings for the Sign Code Exception (Attachment No. 5).

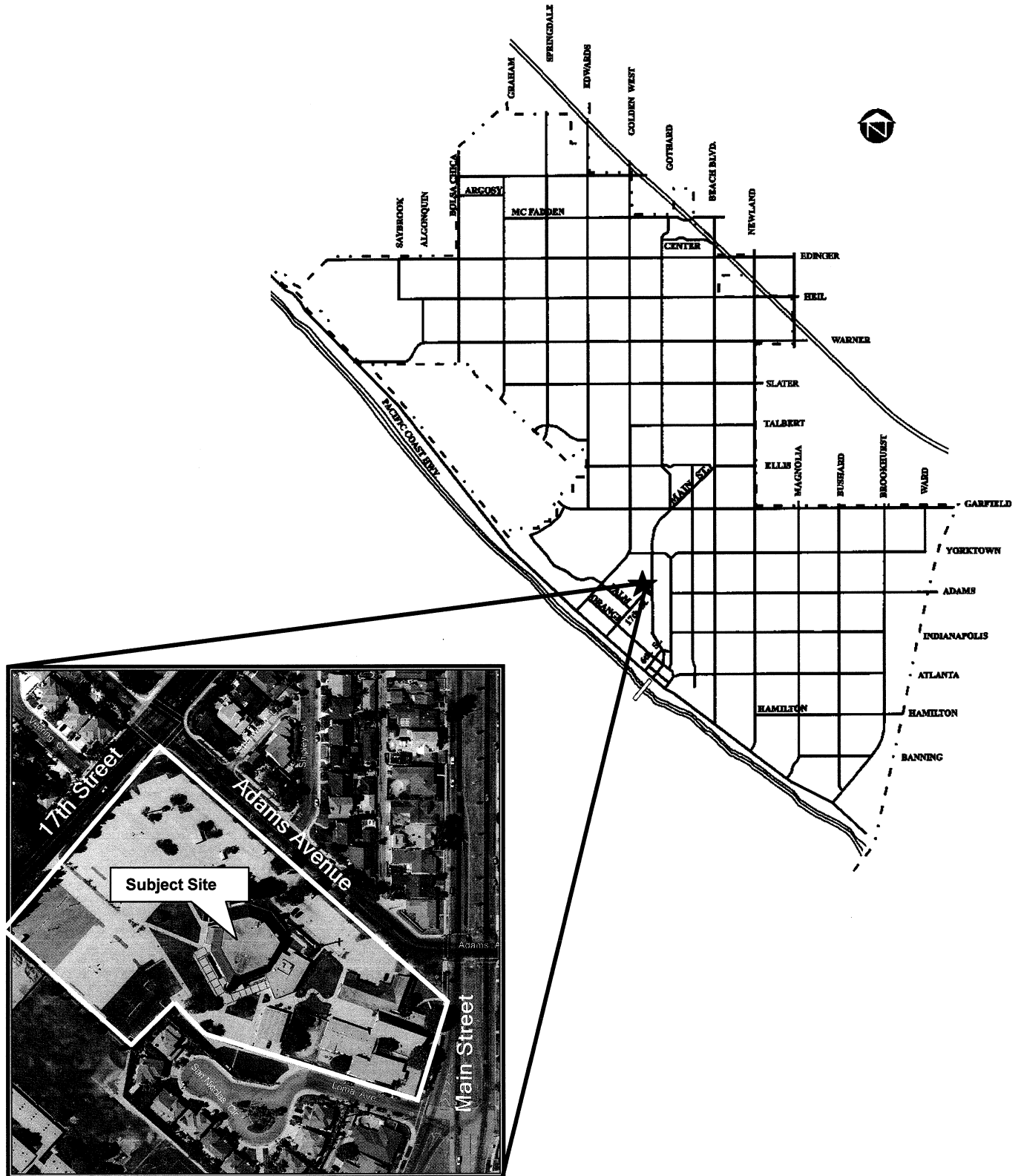
PLANNING ISSUES

The primary issues for the Planning Commission to consider when analyzing this request are the size and number of proposed signs, sign compatibility and design. Additionally, City Council Member Boardman cites concerns with the Design Review Board's input in reviewing the proposed signs, the Director's authority to grant a sign code exception for sign height and sign area, the method of sign area calculation, and the classification of wall signs and freestanding signs.

ATTACHMENTS:

1. Vicinity map
2. Appeal letter received February 24, 2011
3. Director of Planning and Building Notice of Action dated February 15, 2010 – SCE 10-001
4. Design Review Board Notice of Action dated November 10, 2010 – SCE 10-001/PSP 10-003
5. Design Review Board Notice of Action dated December 10, 2010 – SCE 10-001/PSP 10-003
6. Site Plan and Elevations received November 10, 2010
7. Project Narrative received November 10, 2010
8. Code Requirements (for informational purposes only)

SH:HF:TN:kd



VICINITY MAP
SIGN CODE EXCEPTION NO. 10-001
(FIRST CHRISTIAN CHURCH SIGNS—1211 MAIN STREET)

I am appealing Sign Code Exception No. 2010-001 (First Christian Church Signs)

Applicant:

Curtis Templeton
First Christian Church
1207 Main Street
Huntington Beach, CA 92648

RECEIVED
FEB 24 2011
Dept. of Planning
& Building

I am appealing the approval by the Planning Director to permit a total wall sign area of approximately 440 sq. ft.¹ (a total of 17 signs - 12 freestanding signs and 5 wall signs) in lieu of one 32 sq. ft. wall sign and one 32 sq. ft. freestanding sign for a church complex.

Basis for Appeal:

The 12 signs were just added to the sign code exception with no input from the Design Review Board, and so with no findings by the Design Review Board. The public was never notified as to the applicant's sign code exception for the 12 signs.

Our sign code states: : *"The Director may grant approval for a sign code exception of not more than 20% in sign height or sign area" (without a recommendation of the Design Review Board).*

The Planning Director cannot grant an increase in height of a sign or total signage over 20% unless this increase is recommended in the findings made by the Design Review Board. The Planning Director increased the size of at least one sign by more than 20% without the required findings by the Design Review Board.

I also don't understand how the Planning Director came up with an area of 420 sq. ft. The wall signs total 185 plus an additional 91 for the fifth wall sign, totaling 276. The 12 "freestanding" signs total 312. This is a grant total of 588. That is in addition to either 108 or 216 for two "freestanding monument signs" that were previously approved.

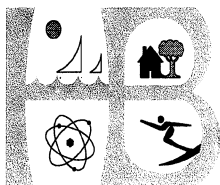
The Design Review Board recommended that Shed sign #2 be a 32 sq ft. changeable copy sign, and the Planning Director changed the size of this sign to 91 sq. feet, which is greater than an increase of 20%. The Design Review Board must find that such an increase in size is necessary, and no such findings were made. The Design Review Board made no findings that any one sign needed to be increased in size, rather they found only that collectively more signs were needed. The Director also failed to make any finding regarding need for the increase in sign area requested.

Wall signs are signs attached to buildings. Three of the "freestanding signs" are not attached to buildings, but are on freestanding walls. These signs are referred to as free standing, but

according to our own sign ordinance, they do not meet the definition of free standing either in that they are attached to walls. Free standing signs are signs that stand on their own. This issue should be resolved so that these signs are treated in a way consistent with our sign ordinance.

1. The total sign area may be 588 feet.

Council Member Connie Boardman
2000 Main Street
Huntington Beach, CA 92648
714-474-5116



City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING AND BUILDING

www.huntingtonbeachca.gov

Planning Division

714.536.5271

Building Division

714.536.5241

NOTICE OF ACTION

February 15, 2011

Curtis Templeton
1207 Main Street
Huntington Beach, CA 92648

APPLICATION:

SIGN CODE EXCEPTION NO. 2010-001 (FIRST CHRISTIAN CHURCH SIGNS)

APPLICANT:

Curtis Templeton

PROPERTY OWNER:

First Christian Church, 1207 Main Street, Huntington Beach CA 92648

REQUEST:

To permit a total wall sign area of approximately 440 sq. ft. (a total of 17 signs—12 freestanding signs and 5 wall signs) in lieu of 32 sq. ft. for a church complex.

LOCATION:

1211 Main Street, 92648 (southwest corner of Main Street and Adams Avenue)

DATE OF ACTION:

February 15, 2011

The Director of Planning and Building of the City of Huntington Beach took action on your application on **February 15, 2011** and approved your application. Attached to this letter are the findings and conditions of approval for your application.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Director of Planning and Building becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Planning and Building Department's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the basis for the appeal. A filing fee of \$494 shall accompany the notice of appeal. In your case, the last day for filing an appeal and paying the filing fee is **Friday, February 25, 2011 at 5:00 PM.**

Please be advised that the Director of Planning and Building reviews the conceptual plan as a basic request for entitlement. The action taken by the Director of Planning and Building does

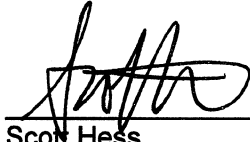
ATTACHMENT NO. 3.1

not presume issuance of building permits. Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing of your building permit application and the completion of your project. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Excepting those actions commenced pursuant to the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020.

If you have any questions, please contact the project planner, Tess Nguyen, Associate Planner at (714) 374-1744 via email at TNguyen@surfcity-hb.org or the Planning Department Planning and Zoning Information Counter at (714) 536-5271.

Sincerely,



Scott Hess,
Director of Planning and Building

SH:HF:TN

ATTACHMENT: Findings and Conditions of Approval – SCE No. 10-001

cc: Honorable Mayor and City Council
Chair and Planning Commission
Fred A. Wilson, City Administrator
Scott Hess, Director of Planning and Building
Herb Fauland, Planning Manager
Mike Vigliotta, Deputy City Attorney
William Reardon, Division Chief/Fire Marshall
Debbie DeBow, Principal Civil Engineer
Mark Carnahan, Inspection Manager
First Christian Church, Property Owner
Project File

ATTACHMENT NO. 3.2

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

SIGN CODE EXCEPTION NO. 2010-001

FINDINGS FOR APPROVAL – SIGN CODE EXCEPTION NO. 2010-001:

1. Sign Code Exception No. 10-001 to permit a total sign area of approximately 440 sq. ft. (a total of 17 signs—12 freestanding signs and 5 wall signs) in lieu of a maximum of 32 sq. ft. is compatible with the character of the area and is needed due to special circumstances defined by the applicant and applicable to the property as follows: The subject site is an approximately 7.4-acre church campus comprised of five buildings, totaling approximately 92,090 sq. ft. and accommodating approximately 3,000 visitors on the weekends with approximately 404 on-site surface parking spaces. Because of the size of the site and the campus environment, the signs are necessary to identify the different buildings/areas of activities and provide directional assistance for church visitors. The wall signs are generally designed to face the interior of the campus buildings in an attempt to not impact the surrounding residential areas. The size, number and location of freestanding signs are also necessary to provide directional assistance for both pedestrian and vehicular traffic. These signs effectively direct all visitors to their destinations in an efficient manner on a large church campus environment with multiple activities and buildings. Therefore, the proposed wall signs are proportionate to the buildings in which they are placed and the freestanding signs are properly located and dispersed on the site and have been found to be compatible with the character and size of the church campus. In addition, the greater sign area granted by the sign code exception will not impact the health, safety, and welfare of the surrounding community.
2. The signs will not adversely affect other signs in the area due to the general interior orientation, distance from any single family residences, general on-site location and placement plus there are no other signs in the area.
3. The signs will not adversely affect properties located in the vicinity because they will not include flashing or high intensity lighting. In addition, the signs will be located a minimum 100 ft. (pedestrian directional) to more than 250 ft. (wall sign) from surrounding residences and generally oriented away from nearby residences. Four of the five wall signs are oriented towards the interior of the site and face other buildings of the church campus. One wall sign faces Main Street, which is approximately 250 ft. away from the residential properties located across Main Street and due to this distance will not be detrimental to properties in the vicinity.
4. The freestanding signs will not obstruct vehicular or pedestrian traffic visibility on Main Street, Adams Avenue, Loma Avenue, or Seventeenth Street because the signs will not obstruct the visibility along driveways, street intersections and on-site pedestrian and vehicular circulation. The signs have been determined to meet all site visibility requirements and have been placed in a manner to provide safe pedestrian and vehicular on-site direction.

5. The Design Review Board reviewed all proposed signs and recommended to the Director of Planning and Building approval of more than 20% exception in sign area as relief from the strict application of Section 233.06.

CONDITIONS OF APPROVAL – SIGN CODE EXCEPTION NO. 2010-001:

1. The site plan and elevations received and dated November 10, 2010 shall be the conceptually approved design with the following modifications. The site plan incorporated removal of one freestanding vehicular wayfinding sign and the relocation of one freestanding vehicular wayfinding sign.
 - a. The existing monument signs (Monument Sign 1 and Monument Sign 2) shall include street addresses with minimum six (6) inch numerals.
 - b. The proposed Vehicular Wayfinding Sign 2 installed on the concrete step-off area within the existing planter shall be shifted so the sign posts are completely within the landscaping portion of the planter.
 - c. The maximum sign copy (text) area of the 91 sq. ft. wall sign on The Shed building facing Main Street (Shed Graphic 2) shall be limited to a maximum of 32 sq. ft. in total sign text.
2. Building permits will be required for all approved signs. For the signs that were installed without building permits, the applicant shall submit plans to the Planning and Building Department for review and issuance of buildings permits at the end of the appeal period but no later than 30 days. Within 30 days of building permits issuance, the signs shall be inspected and receive final inspection sign-off.
3. Indemnification and Hold Harmless Condition. The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DESIGN REVIEW BOARD

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

November 10, 2010

Curtis Templeton
1207 Main Street
Huntington Beach, CA 92648

APPLICATION: SIGN CODE EXCEPTION NO. 2010-001; PLANNED SIGN PROGRAM NO. 2010-003 (FIRST CHRISTIAN CHURCH)

APPLICANT: Curtis Templeton

PROPERTY OWNER: First Christian Church, 1207 Main Street, Huntington Beach CA 92648

REQUEST: **SCE:** To permit a total wall sign area of approximately 300 sq. ft. in lieu of 32 sq. ft.; **PSP:** To review the design, colors, and materials for a proposed planned sign program for a church complex.

LOCATION: 1211 Main Street, 92648 (southwest corner of Main Street and Adams Avenue)

DATE OF ACTION: November 10, 2010

The Design Review Board of the City of Huntington Beach took action on your application on November 10, 2010, and **continued** the review of the proposed project to the December 9, 2010 regular meeting. Staff requested additional time to provide neighborhood notification of the proposed project.

If you have any questions, please contact Tess Nguyen, Associate Planner at (714) 374-1744 or via email at TNguyen@surfcity-hb.org or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,


Tess Nguyen, Secretary
Design Review Board

TN

ATTACHMENT NO. 4.1

SCE 10-001; PSP 10-003
November 10, 2010
Page 2 of 2

c: First Christian Church, Property Owner
Herb Fauland, Planning Manager
Project File

ATTACHMENT NO. 4.2



CITY OF HUNTINGTON BEACH

2000 MAIN STREET

CALIFORNIA 92648

DESIGN REVIEW BOARD

Phone 536-5271
Fax 374-1540
374-1648

NOTICE OF ACTION

December 10, 2010

Curtis Templeton
1207 Main Street
Huntington Beach, CA 92648

APPLICATION: SIGN CODE EXCEPTION NO. 2010-001; PLANNED SIGN PROGRAM NO. 2010-003 (FIRST CHRISTIAN CHURCH SIGNS)

APPLICANT: Curtis Templeton

PROPERTY OWNER: First Christian Church, 1207 Main Street, Huntington Beach CA 92648

REQUEST: **SCE:** To permit a total wall sign area of approximately 300 sq. ft. (a total of 5 signs) in lieu of 32 sq. ft.; **PSP:** To review the design, colors, and materials for a proposed planned sign program for a church complex.

LOCATION: 1211 Main Street, 92648 (southwest corner of Main Street and Adams Avenue)

DATE OF ACTION: December 9, 2010

The Design Review Board of the City of Huntington Beach took action on your application on **December 9, 2010**, and your application was recommended for **approval** to the Director of Planning and Building. Attached to this letter are the recommended findings and conditions of approval for your application.

Please be advised that the Design Review Board reviews the conceptual plan as a basic request for entitlement and forwards a recommendation to the Planning and Building Department. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements. Please note that there may be additional requirements prior to commencement of the project.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Design Review Board is only a recommendation and is not appealable. The recommendation of the Design Review Board will be forwarded to the Director of Planning and

ATTACHMENT NO. 5.1

Building Department for consideration. You will be notified of the Director's decision. Please be advised that you may submit comments to the Director prior to his decision.

If you have any questions, please contact Tess Nguyen, Associate Planner at (714) 374-1744 via email at TNgyuen@surfcity-hb.org or the Planning Department Planning and Zoning Information Counter at (714) 536-5271.

Sincerely,



Tess Nguyen, Secretary
Design Review Board

TN

ATTACHMENT: Recommended Findings and Conditions of Approval – DR No. 10-035,
SCE No. 10-001 and PSP No. 10-003

cc: First Christian Church, Property Owner
Herb Fauland, Planning Manager
Project File

ATTACHMENT NO. 5.2

ATTACHMENT NO. 1

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

DESIGN REVIEW NO. 2010-035

RECOMMENDED FINDINGS FOR APPROVAL – SIGN CODE EXCEPTION NO. 2010-001/PLANNED SIGN PROGRAM 2010-003:

1. Sign Code Exception No. 10-001 to permit a total wall sign area of approximately 217 sq. ft. (a total of 5 signs) in lieu of 32 sq. ft. is compatible with the character of the area and is needed due to special circumstances defined by the applicant and applicable to the property as follows: The subject site is a church campus comprised of five buildings. Because of the campus environment, the wall signs are proposed to identify the different buildings/areas of activities for church visitors. The signage is designed to face the interior of the church campus to direct visitors to their destinations. In addition, the proposed wall signs are proportionate to the buildings in which they are placed. As such the larger signs will not impact health, safety, and welfare of surrounding community.
2. The wall signs will not adversely affect other signs in the area because there are no other signs in the area.
3. The wall signs will not adversely affect properties located in the vicinity because they will not include flashing or high intensity lighting. In addition, the signs will be located more than 250 ft. from surrounding residences and oriented away from nearby residences. Four of the five signs are oriented towards the interior of the site and face other buildings of the church campus. One sign is oriented towards Main Street, which is approximately 250 ft. away from the residential properties located across Main Street.
4. The wall signs will not obstruct vehicular or pedestrian traffic visibility on Main Street, Adams Avenue, Loma Avenue, or Seventeenth Street because the signs will not obstruct the visibility along driveways and street intersections.
5. The Design Review Board recommended approval of Planned Sign Program No. 2010-003 for the following signs:

Monument Signs (2 signs)

Sign Size	108 sq. ft.
Text Area	54 sq. ft.
Sign #1 (Main Street) and Sign #2 (17 th Street)	

Vehicular Wayfinding (3 signs)

Sign Area	24 sq. ft.
Sign #1, Sign #2, and Sign #3	

Informational Signage (3 signs)

Sign Area 48 sq. ft.
Sign #1 (guest services), Sign #2 (the pipeline), and Sign #3 (serving/event opportunities)

Pedestrian Wayfinding (6 signs)

Sign Area 16 sq. ft.
Sign #1, Sign #2, Sign #3, Sign #4, Sign #5, and Sign #6

Wall Signs (5 signs)

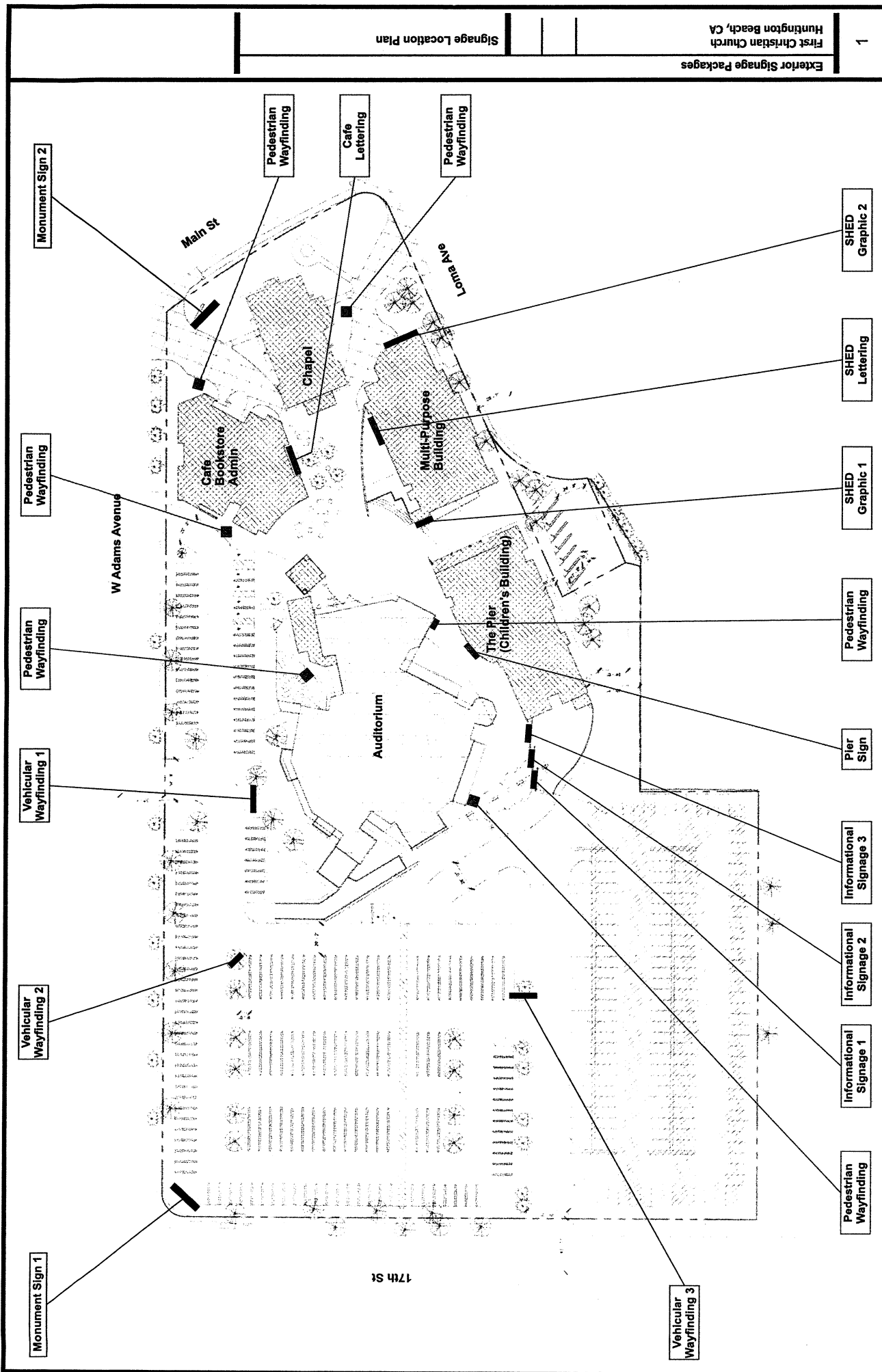
The Children's Building—The Pier (1)
The Pier Sign Area 25 sq. ft.

The Multi-Purpose Building—The Shed (3)
The Shed Sign Area 102 sq. ft.
Graphic #1 33 sq. ft.
Graphic #2 32 sq. ft.

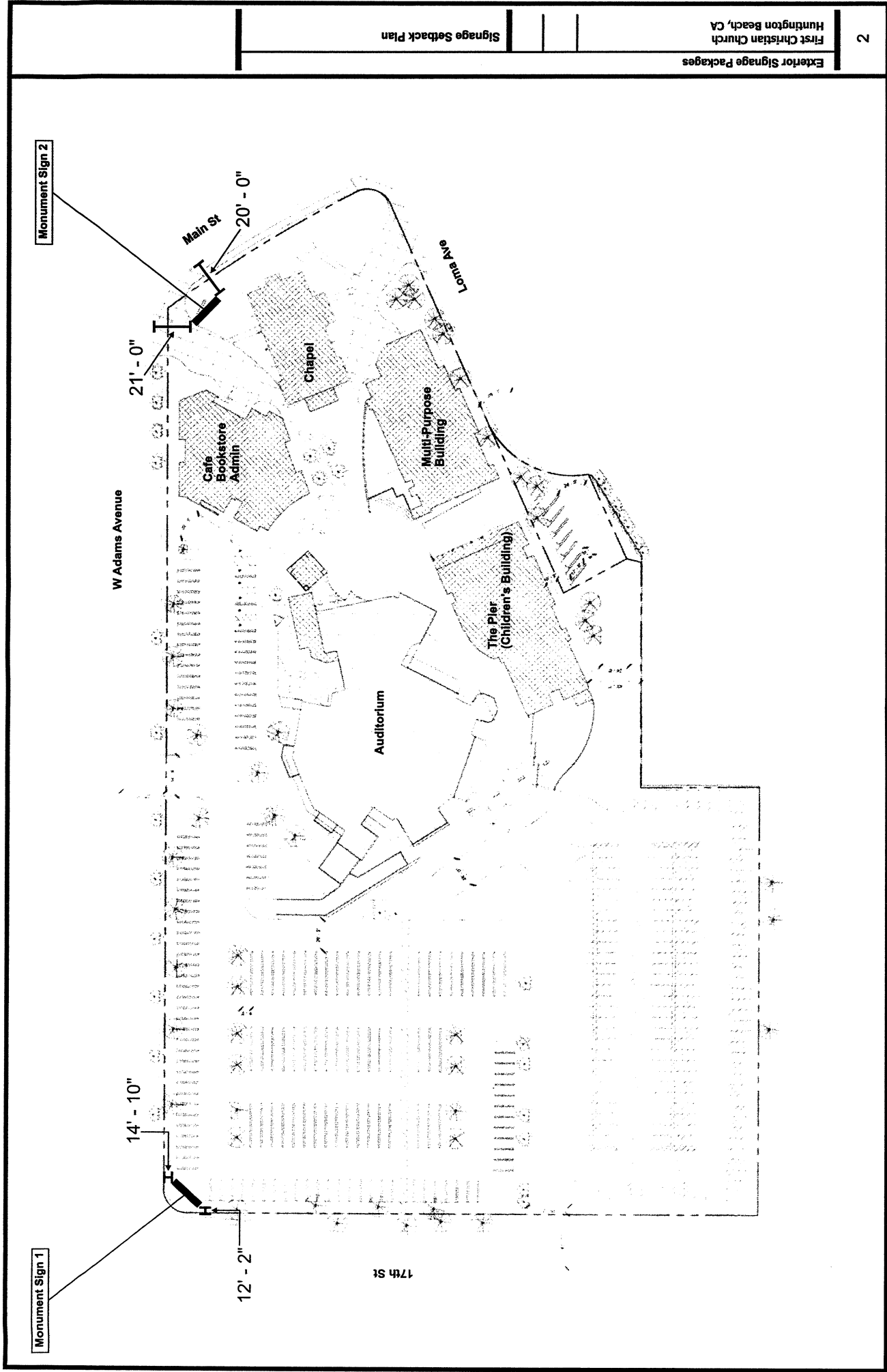
Administration Building (1)
Sign Area 25 sq. ft.

**RECOMMENDED CONDITIONS OF APPROVAL – DESIGN REVIEW NO. 2010-035/SIGN
CODE EXCEPTION NO. 2010-001/ PLANNED SIGN PROGRAM NO. 2010-003:**

1. The site plan and elevations received and dated November 10, 2010 shall be the conceptually approved design with the following modifications:
 - a. Monument Sign 1 and Monument Sign 2 shall include street addresses with minimum six (6) inch numerals.
 - b. Vehicular Wayfinding Sign 2 shall be located outside of the step-off area.
 - c. The Shed Graphic 2 sign shall be a changeable copy sign with a maximum of 32 sq. ft. in size.
2. Building permits are required for all signs. For the signs that were installed without building permits, the applicant shall submit plans to the Planning and Building Department for review and issuance of buildings permits at the end of the appeal period but no later than 30 days. Within 30 days of building permits issuance, the signs shall be inspected and receive final inspection sign-off.
3. Indemnification and Hold Harmless Condition. The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in defense thereof.



ATTACHMENT NO. 6.1



Monument Sign 2

Monument Sign 1

778' - 0"

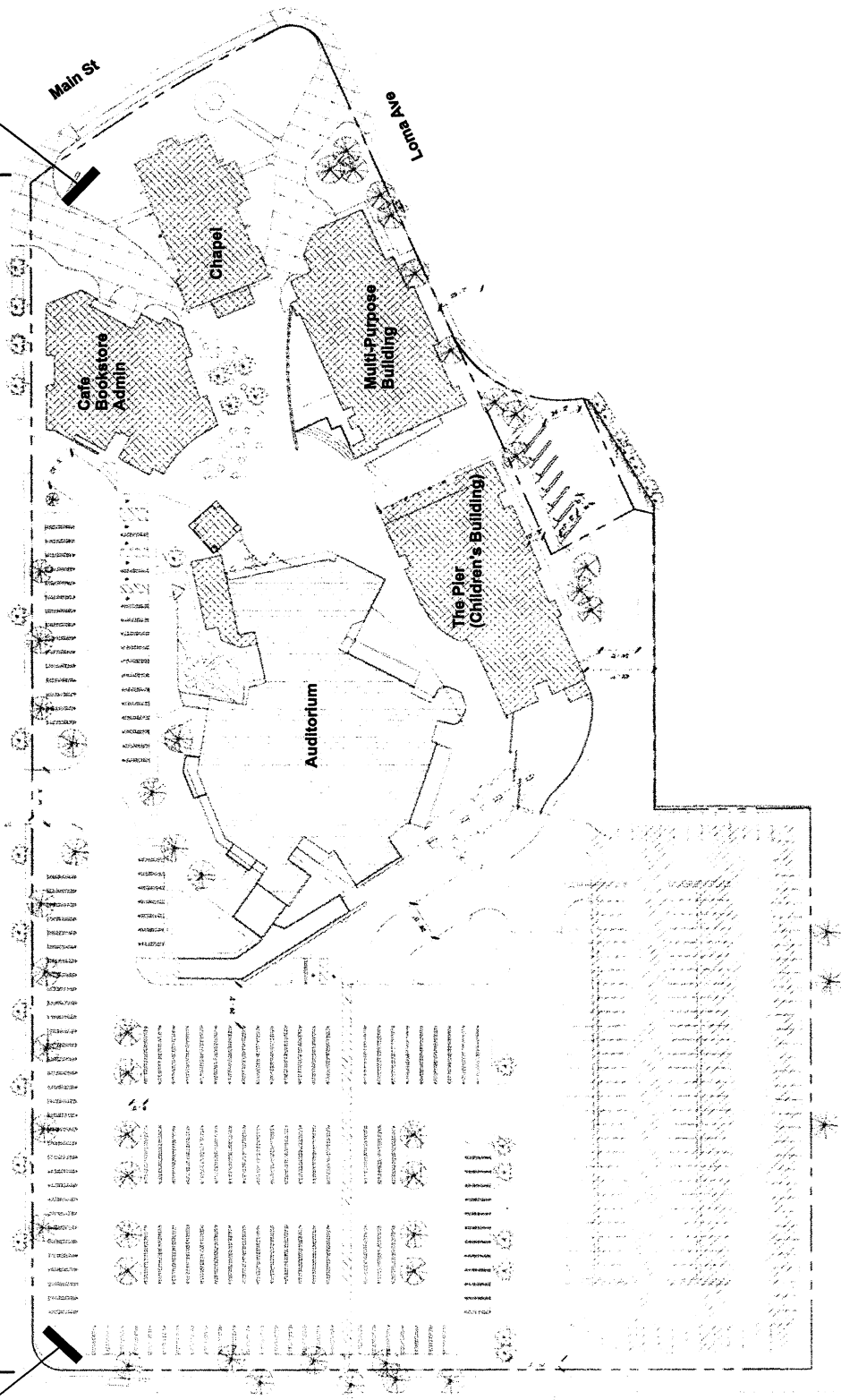
495' - 0"

17th St

W Adams Avenue

Main St

Loma Ave

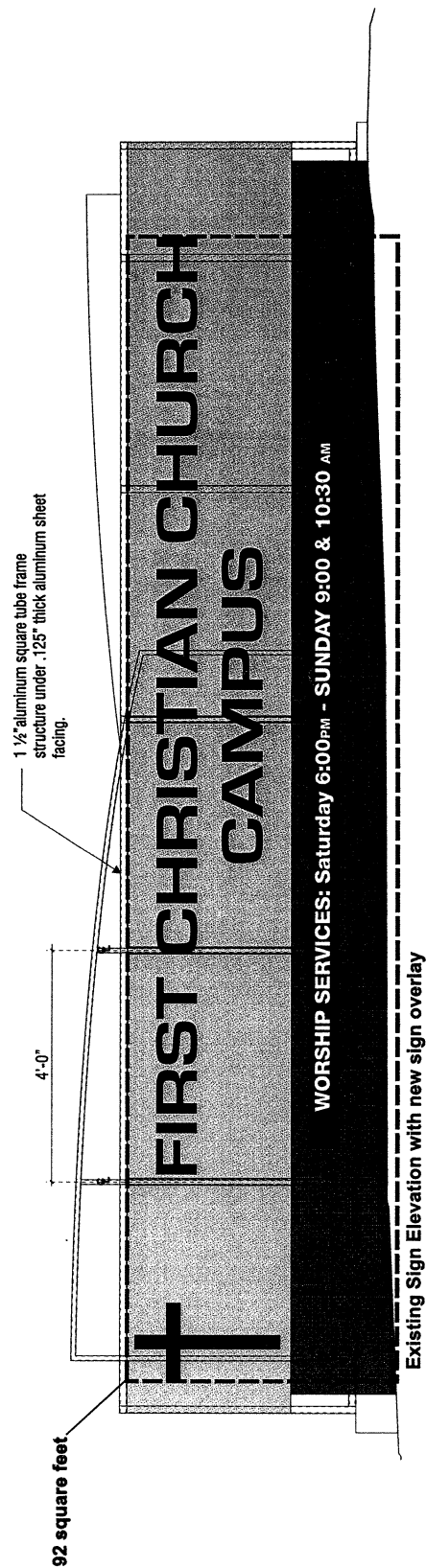
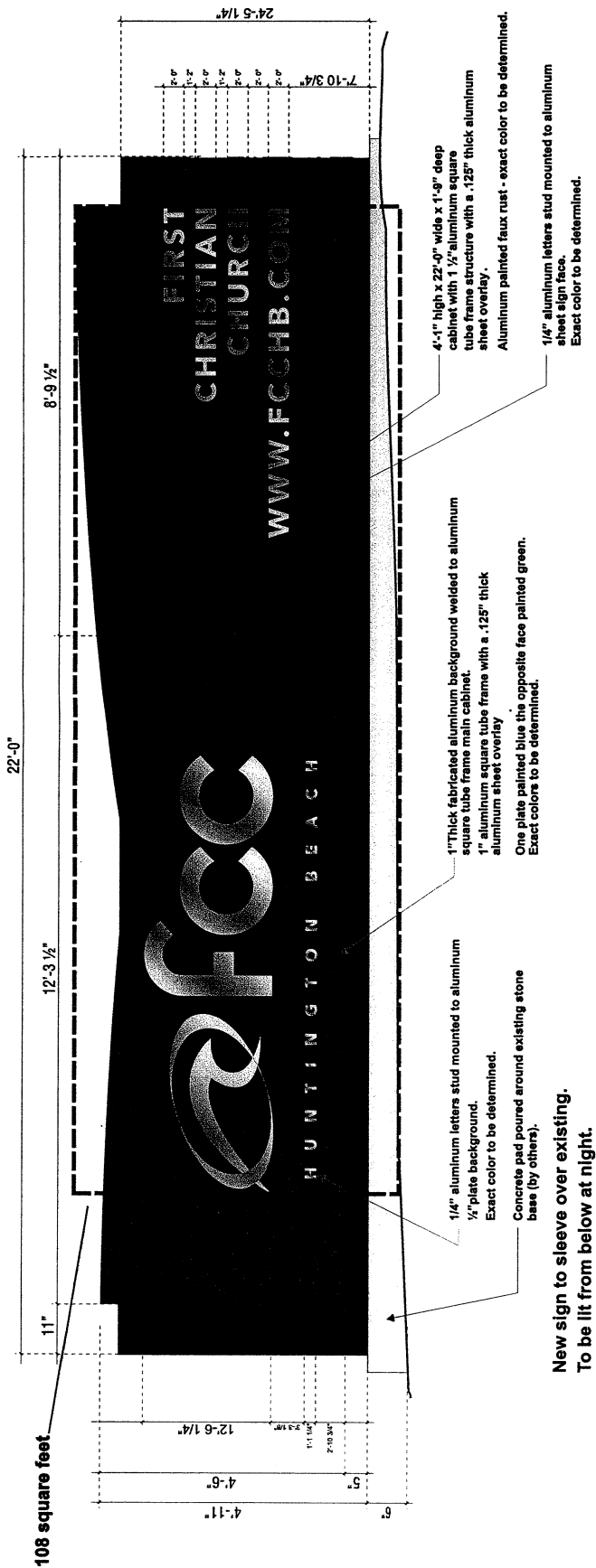


Signage Distance Plan

Exterior Signage Packages
First Christian Church
Huntington Beach, CA

C

ATTACHMENT NO. 6.3



Existing Sign Elevation with new sign overlay

0' 2' 5'

Scale: 1/2" = 1'

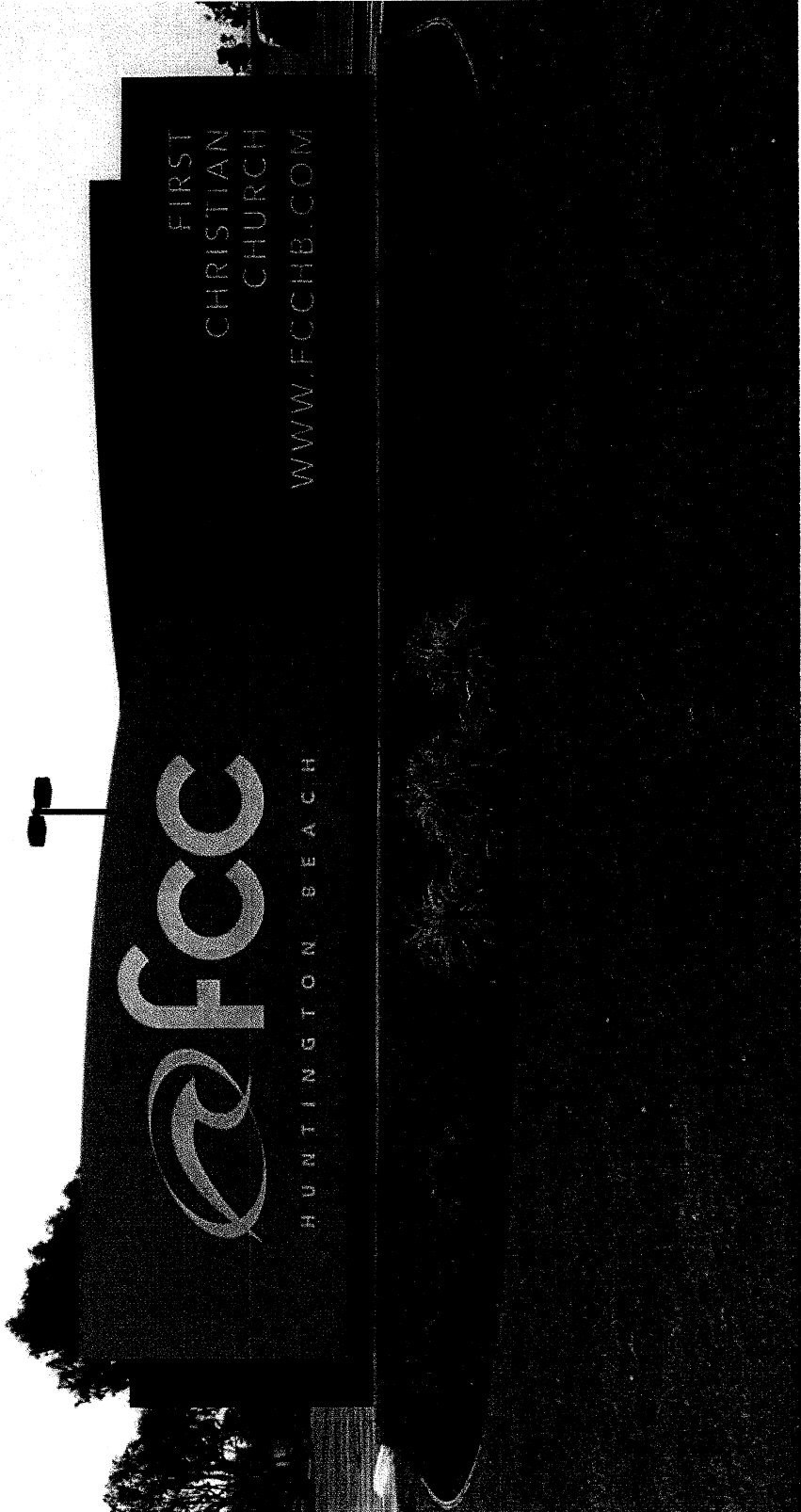
Scale: $\frac{1}{2}'' = 1'$

**Monument Sign 1
Currently Exists**

4

Exterior Signage Packages
First Christian Church
Huntington Beach, CA

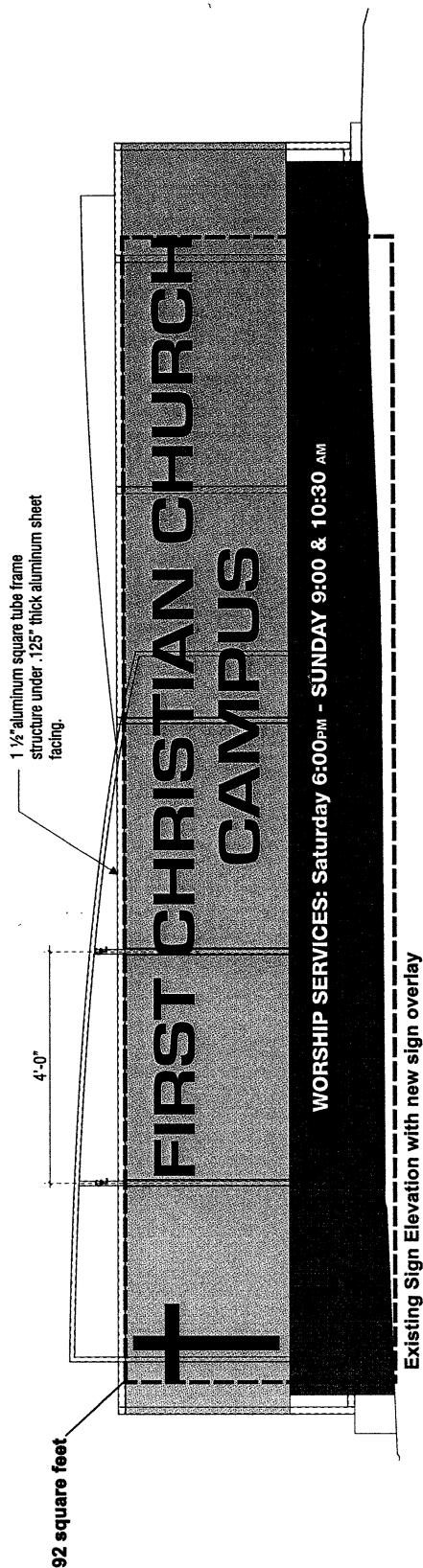
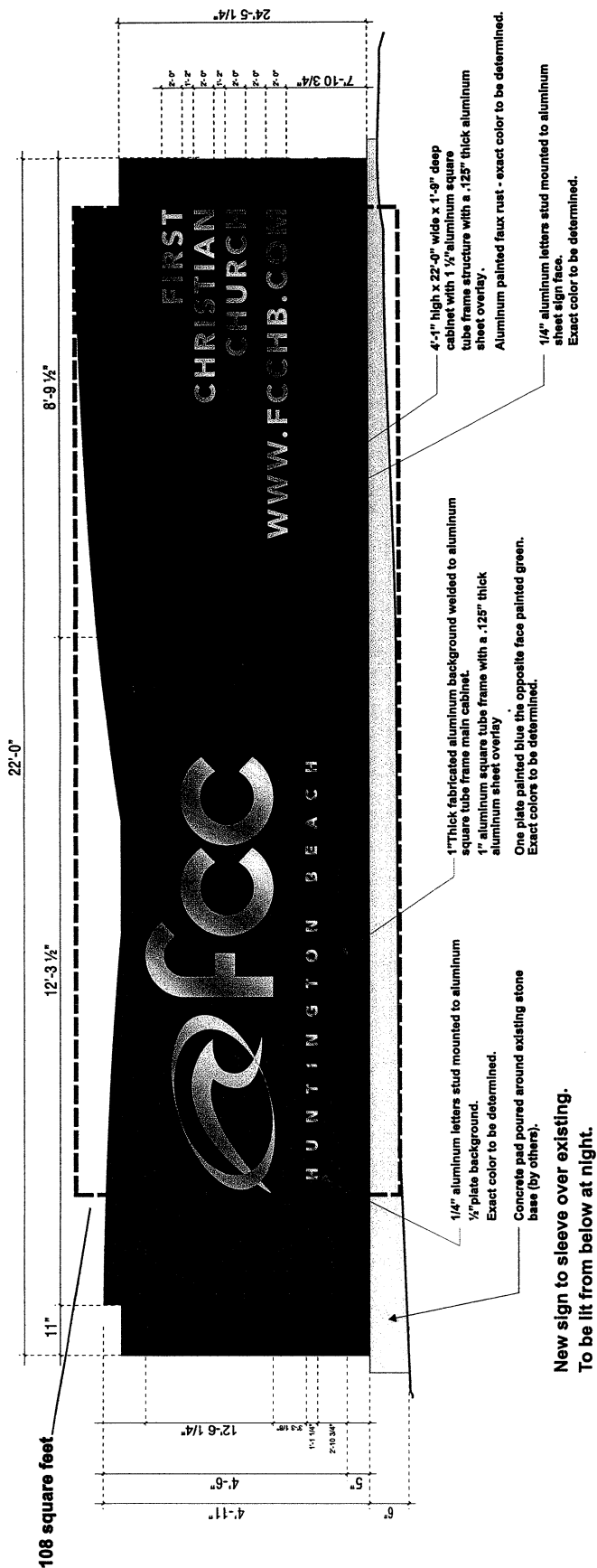
Monument Sign 1 (currently existing)



Monument Sign 1
Currently Exists

Exterior Signage Packages
First Christian Church
Huntington Beach, CA

Monument Sign 1 (currently existing)



Monument Sign 2
Future Signage

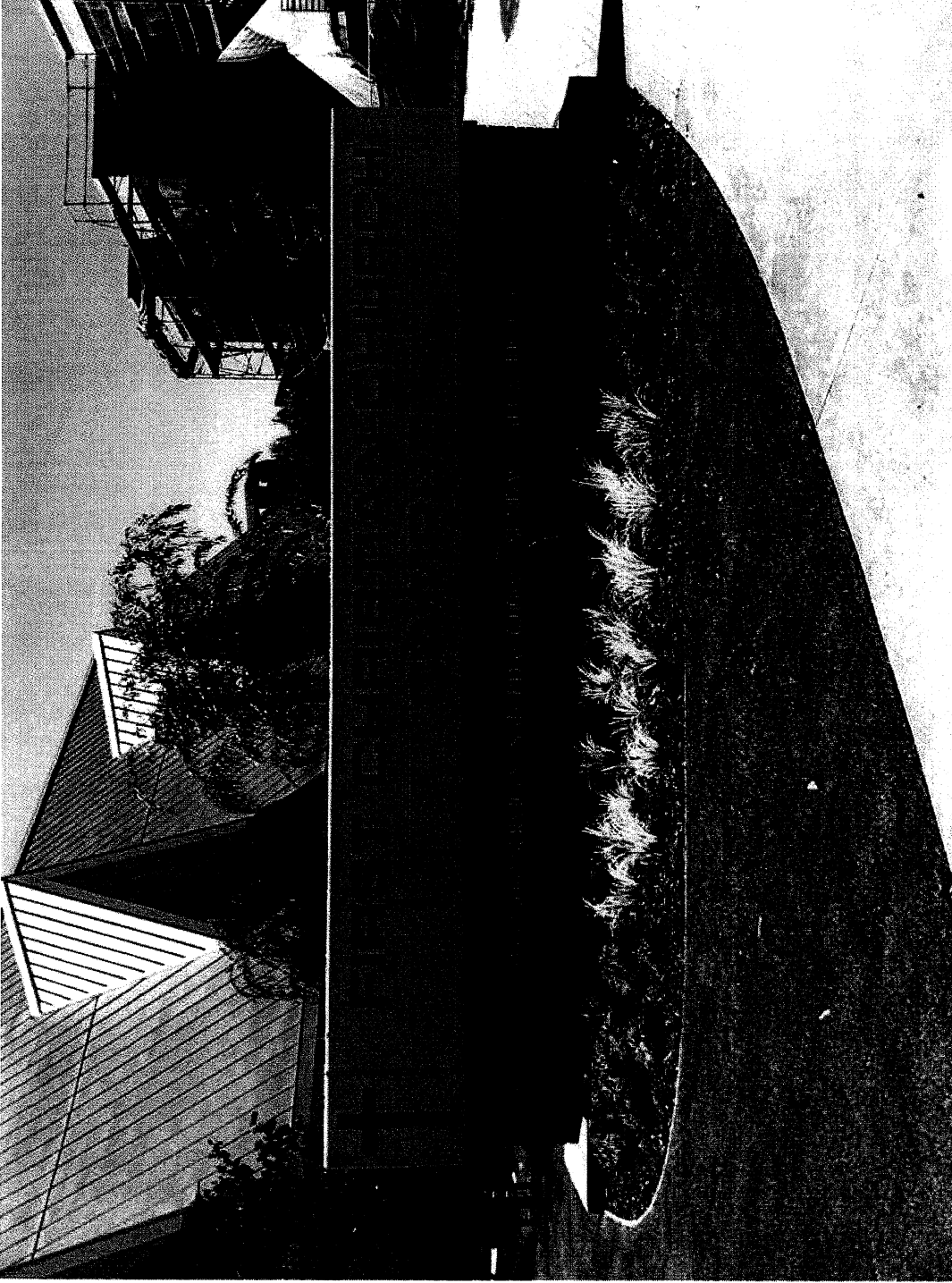
Exterior Signage Packages
First Christian Church
Huntington Beach, CA

6

Monument Sign 2 (future signage)

ATTACHMENT NO. 6.6

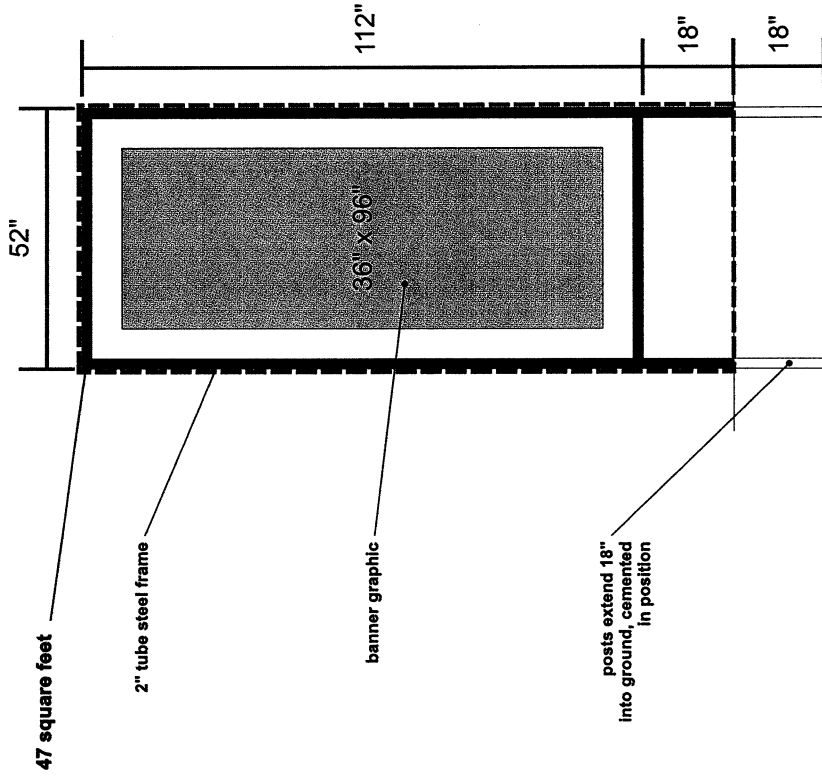
Monument Sign 2
As it currently exists



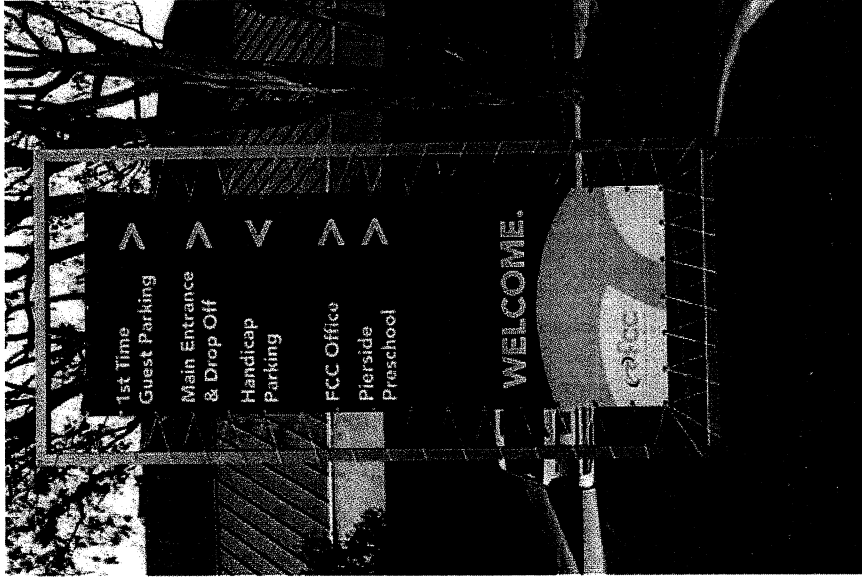
Exterior Signage Packages

First Christian Church
Huntington Beach, CA

Monument Sign 2 (as it currently exists)



Banner Graphics laced into frame with nylon cord.



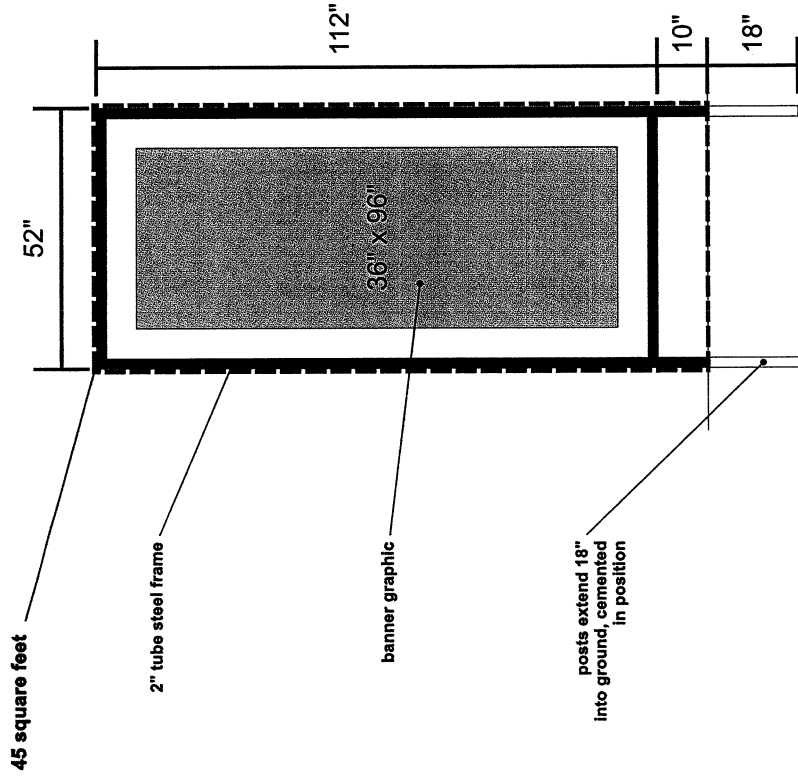
Vehicular Wayfinding 1
Currently Exists

Exterior Signage Packages

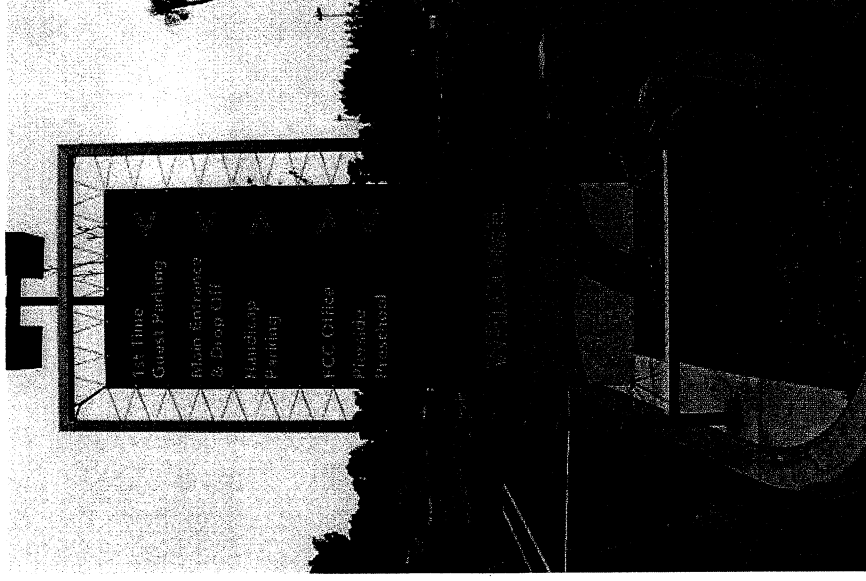
First Christian Church
Huntington Beach, CA

Vehicular Wayfinding 1

8



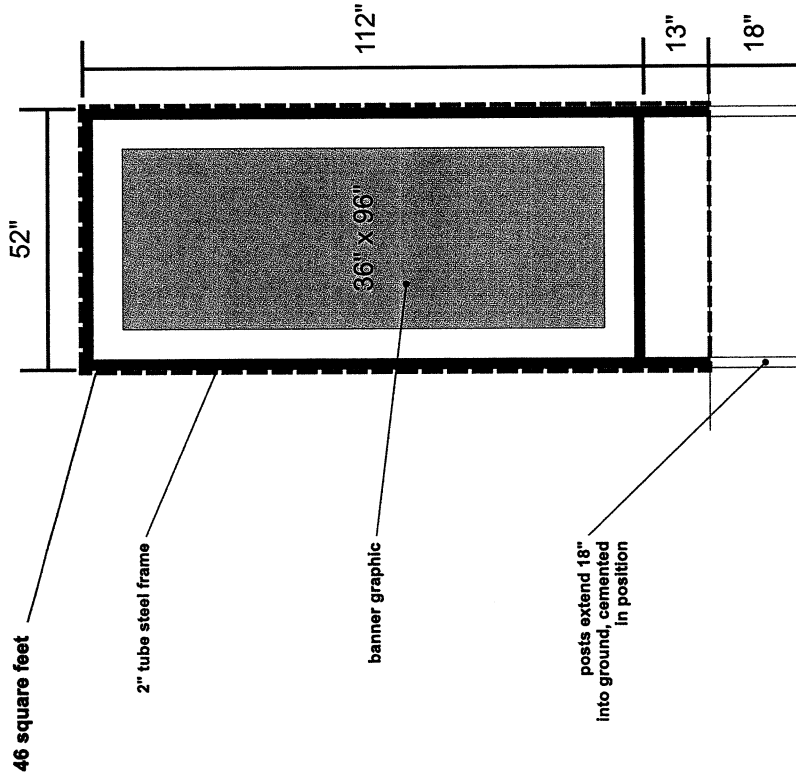
Banner Graphics laced into frame with nylon cord.



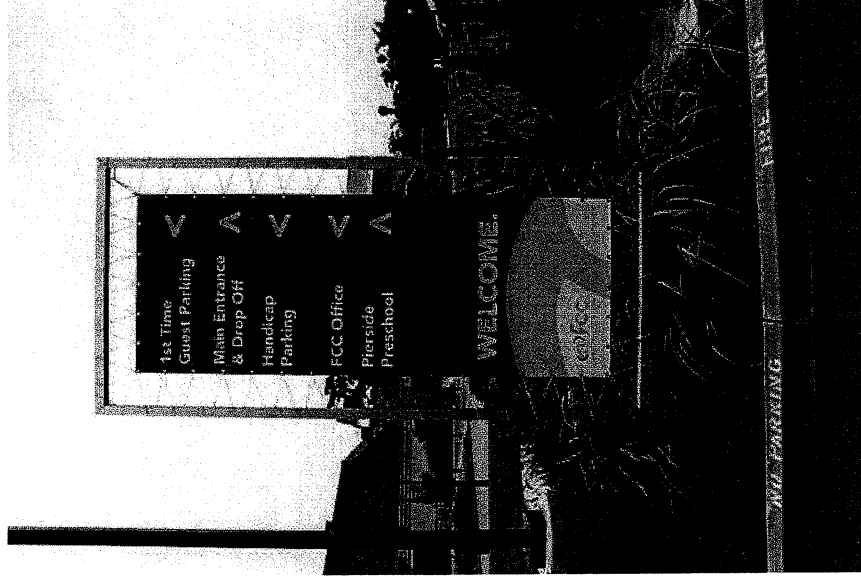
Vehicular Wayfinding 2
Currently Exists

Exterior Signage Packages
First Christian Church
Huntington Beach, CA

Vehicular Wayfinding 2



Banner Graphics laced into frame with nylon cord.



Vehicular Wayfinding 4
Currently Exists

10

Exterior Signage Packages

First Christian Church
Huntington Beach, CA

Vehicular Wayfinding 3

71 square feet

160"

2" tube steel frame

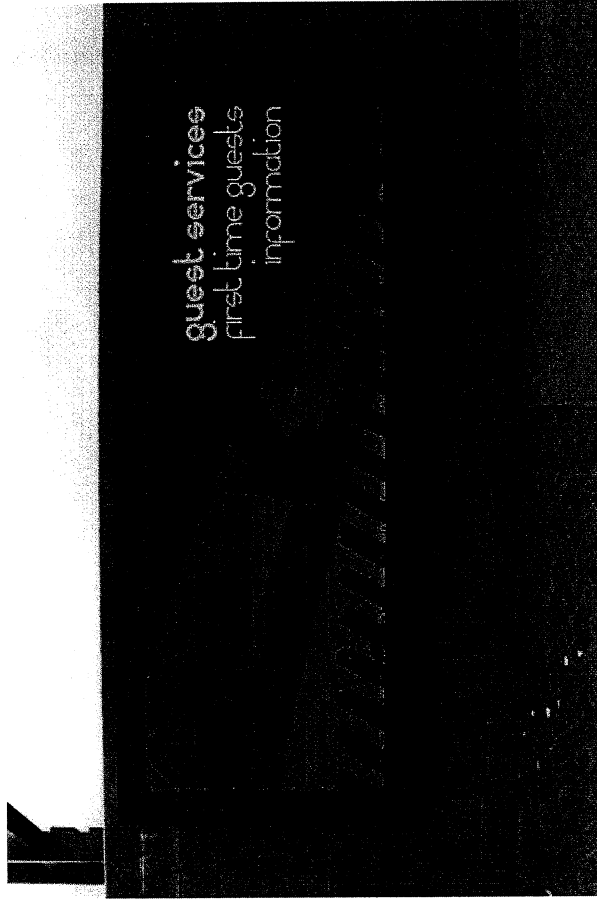
banner graphic

4" lag bolts used to mount
frame into brick on corners

144" x 48"

64"

Banner Graphics laced into frame with nylon cord.



0' 2' 5'

Scale: 1/4" = 1'

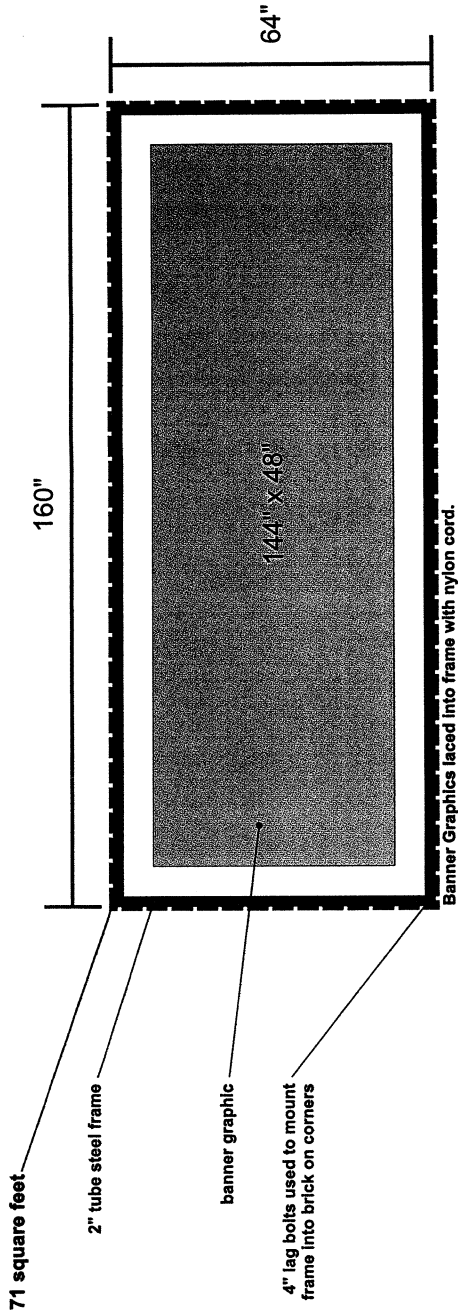
Informational Signage 1
Currently Exists

Exterior Signage Packages

First Christian Church
Huntington Beach, CA

Informational Signage 1

11



Informational Signage 2
Currently Exists

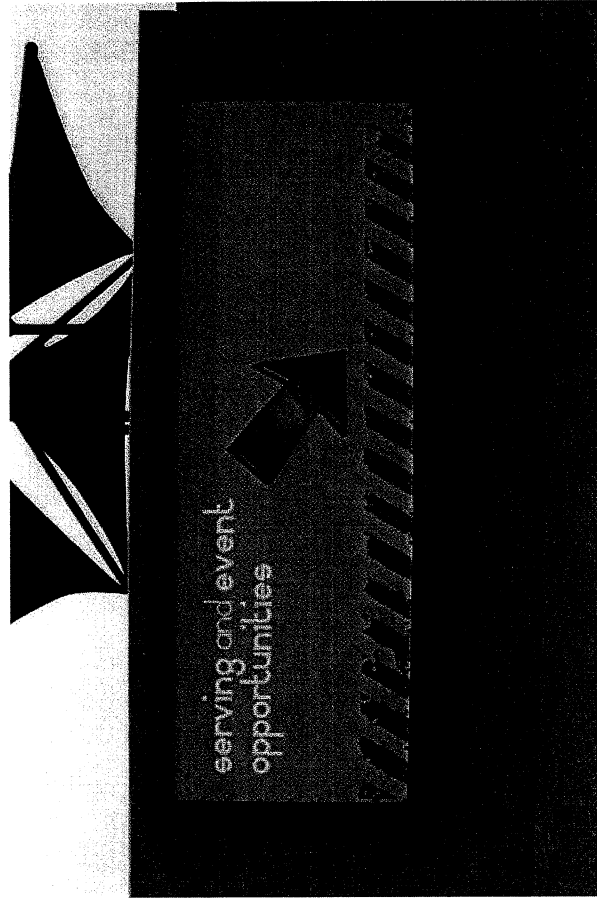
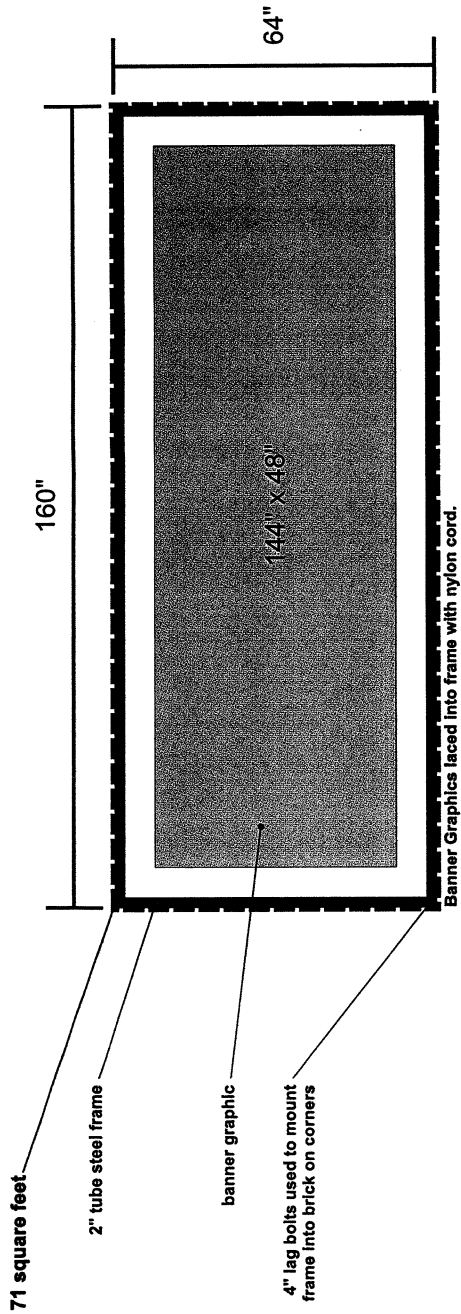
12

Exterior Signage Packages

First Christian Church
Huntington Beach, CA

Informational Signage 2

ATTACHMENT NO. 6.12



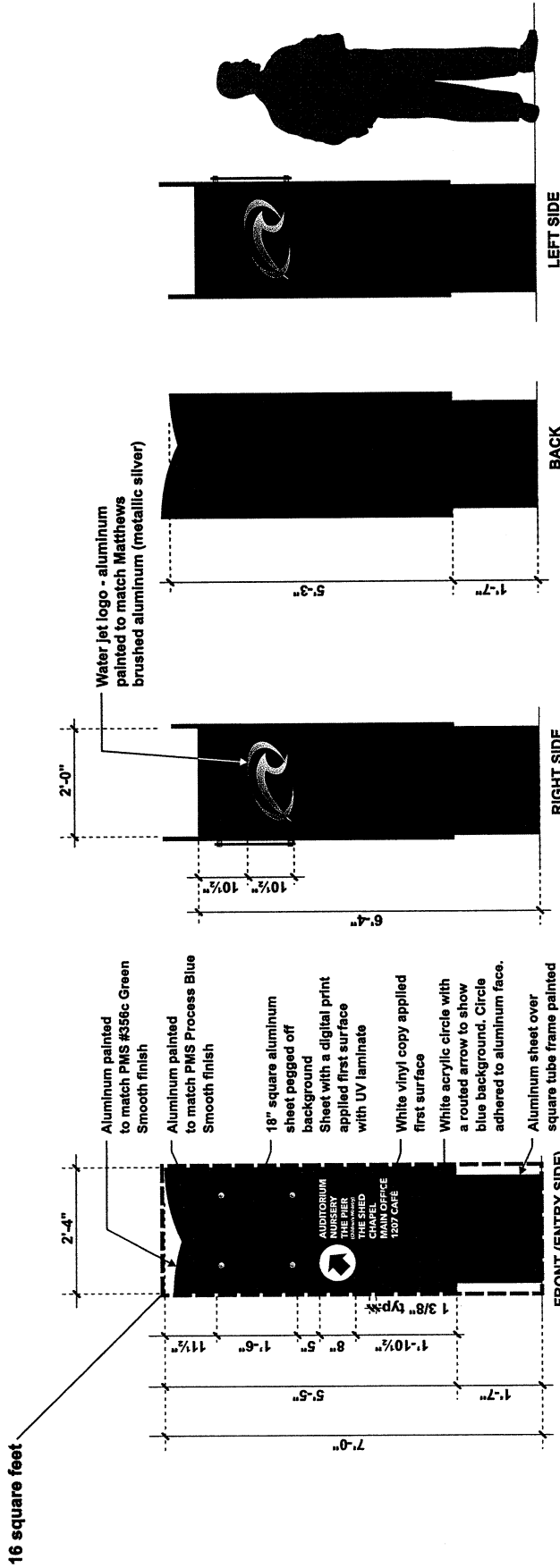
Informational Signage 3
Currently Exists

13

Exterior Signage Packages

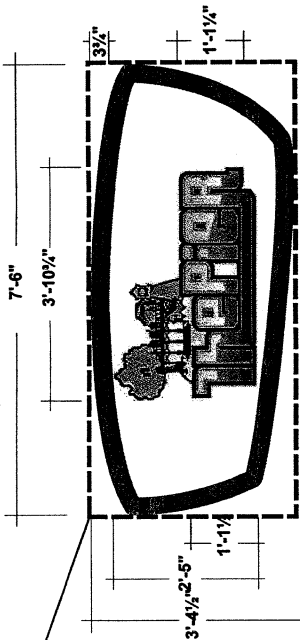
First Christian Church
Huntington Beach, CA

Informational Signage 3



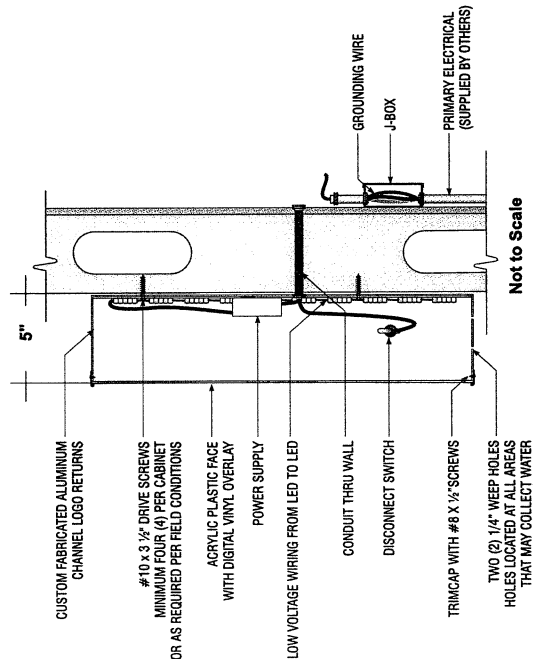
Pedestrian Wayfinding
Quantity: 6
Future Signage

25 square feet



SPECIFICATIONS:

- SINGLE FACE WALL MOUNTED ILLUMINATED CHANNEL LOGO
- LOGO: 5" DEEP ALUMINUM CHANNEL
- FACES: #7328 WHITE PLEX WITH DIGITAL VINYL OVERLAY
- RETURNS: PAINT BROWN TO MATCH TRIMCAP
- TRIMCAP: 3/4" BROWN
- ILLUMINATION: WHITE LED'S
- TRANSFORMER: SELF CONTAINED LED POWER SUPPLY



0' 2' 5'
Scale: 1/2" = 1'

Not to Scale

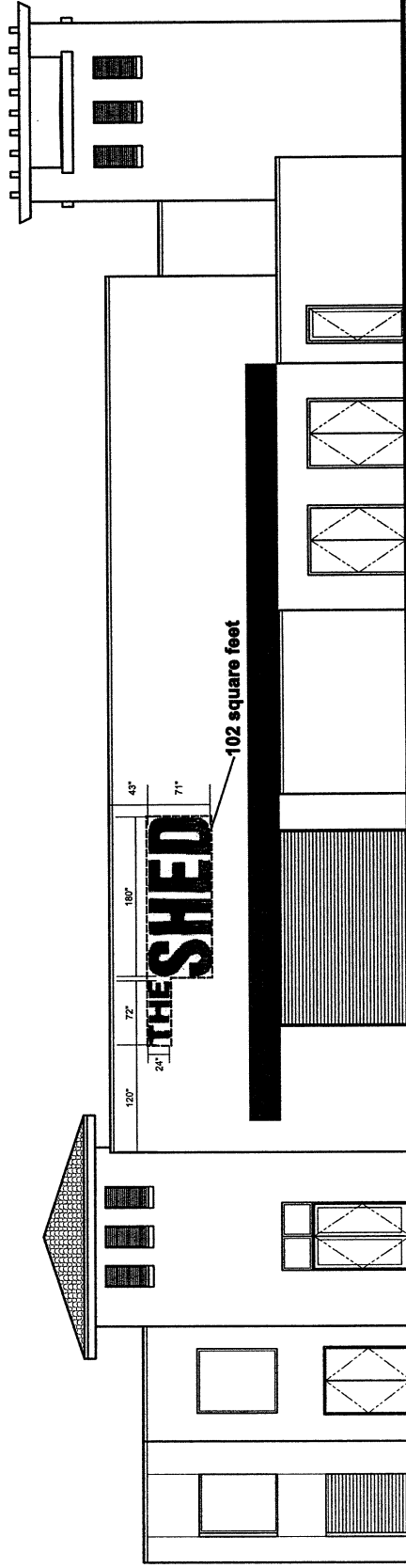


Uprights made of sculpted Insulfoam Molded EPS (Foam)
Foam hardcoated with Tadoo Formula 11X20-220A (extended Polyurethane isocyanate)
Painted with Rustoleum exterior paint

Diagonal and horizontal cross beams fabricated from wood
Fireproofed with Rosco Flanex
Painted with Rustoleum exterior paint

Uprights and horizontal cross beam anchored into cement face with 1/2" x 6" anchor bolts
Bolts additionally secured with epoxy-based anchoring adhesive

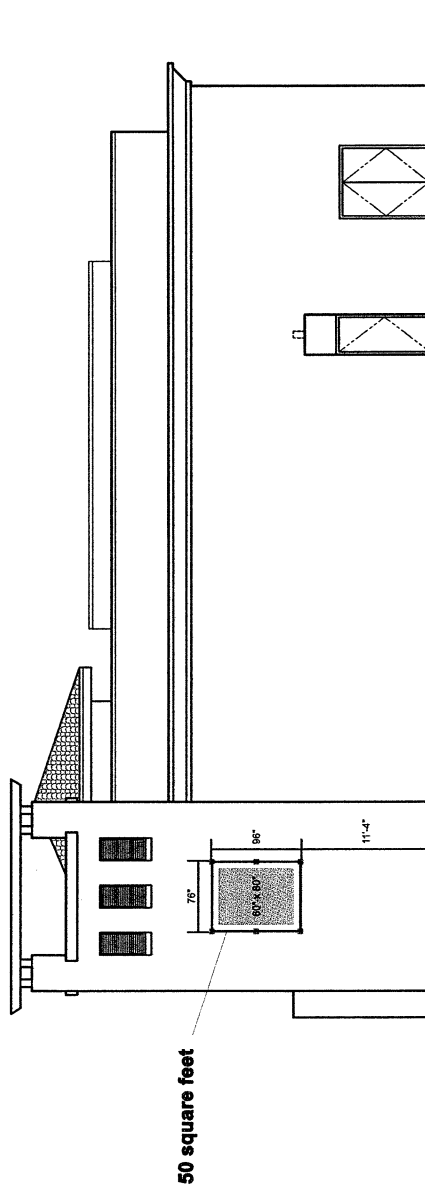
Pier Sign
Currently Exists



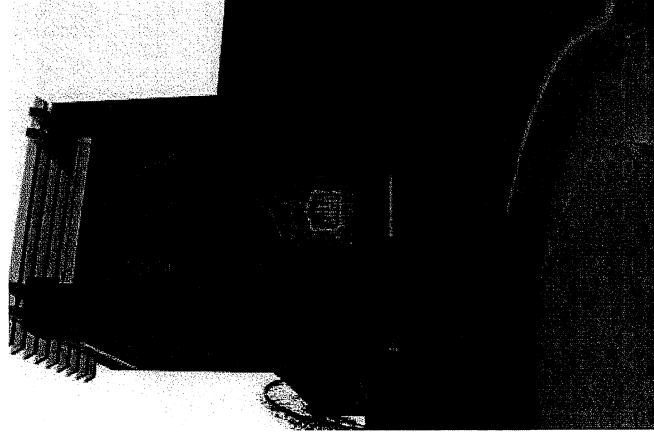
Body of letters made of sculpted Insulfoam Molded EPS (Foam)
 Foam hardcoated with Tadcó Formula 11X20-220A (extended Polyurethane isocyanate)
 Painted with Rustoleum exterior paint
 Adhered to cement with Sto Primer/Adhesive (acrylic cement adhesive)

0' 5' 15'
 Scale: 3/32" = 1'

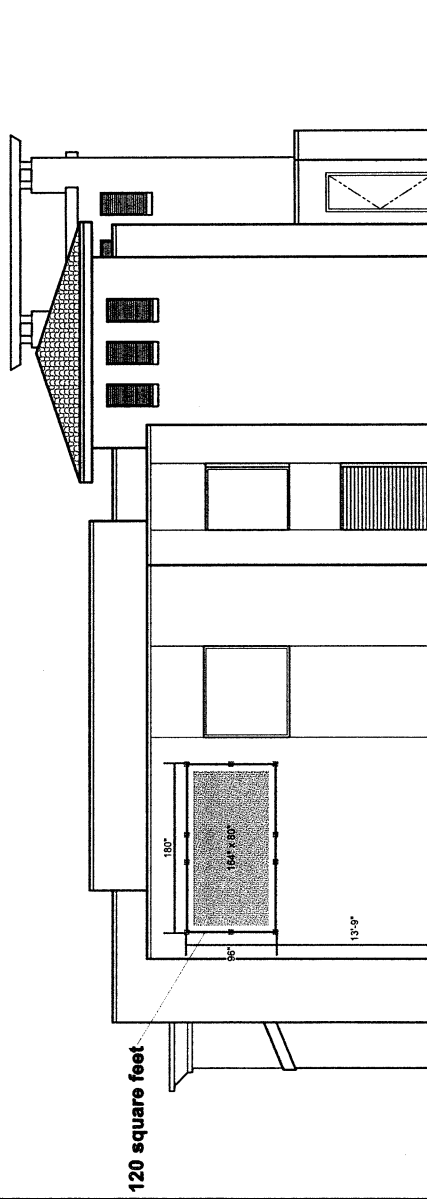
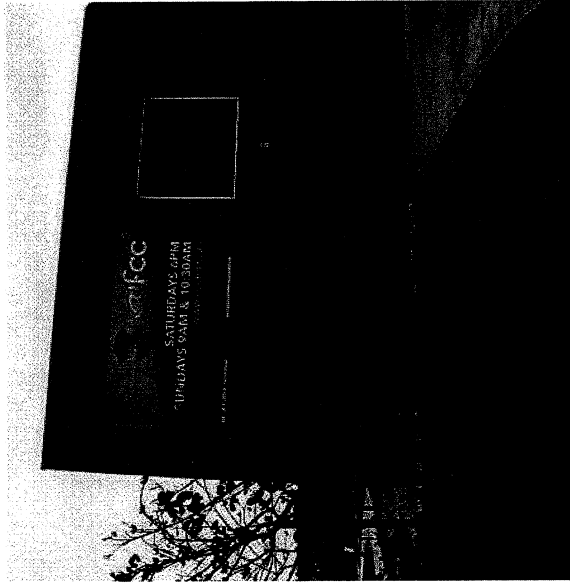
SHED Lettering
 Currently Exists



Banner Graphics laced into frame with nylon cord.
 Frame mounted into 1" thick marine grade plywood back inside wall w/ 1" galvanized lag screws (at 6 locations)
 To be lit from below at night.
 ■ Mounting Locations



SHED Graphic 1
 Currently Exists

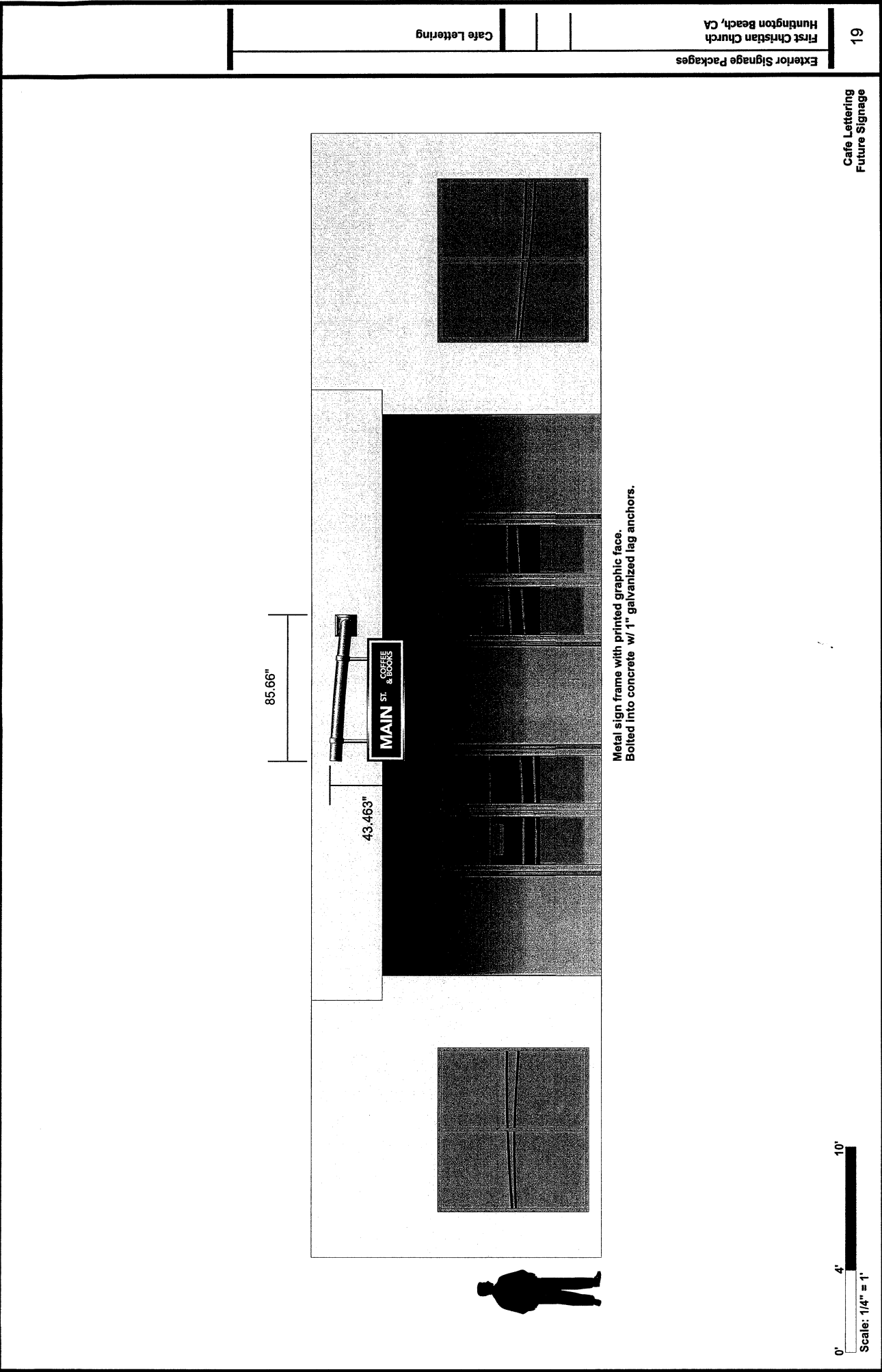


Banner Graphics laced into frame with nylon cord.
 Frame mounted into 1" thick marine grade plywood back inside wall w/ 1" galvanized lag screws (at 10 locations)
 To be lit from below at night.

■ Mounting Locations



SHED Graphic 2
 Currently Exists



Metal sign frame with printed graphic face.
Bolted into concrete w/ 1" galvanized lag anchors.

Cafe Lettering
Future Signage

First Christian Church Sign Code Exception Request

For more than 100 years First Christian Church has been a vibrant and active member of the City of Huntington Beach. Our history dates back to 1895 when 12 people began meeting in a bicycle shop on Main Street. Since then, we have grown and done our best to be a great neighbor to those around us at our current location, as well as serve the City of Huntington Beach in as many ways possible.

The signage package before you reflects our efforts to be a great neighbor. It is also designed to offer the best experience for people as they begin their spiritual journey with us. We know that both our location and our size bring up some unique opportunities and challenges for our city and we're confident the signage we are implementing addresses those challenges.

Traffic Signage

When we first relocated to the 1207 Main Street location in 1954, most people thought we were crazy for being so far out of town! Today, we find ourselves at the "gateway" to downtown Huntington Beach. We have increased our vehicular wayfinding signage at the Adams Avenue and 17th Street entrances to aid the entrance and exit of vehicles in the most time efficient way possible so as not to hinder the weekend traffic of HB. Unlike anywhere else in our city, we move quite a number of people and vehicles through our facility in a 30 minute window. On special weekends and holidays this number increases as people make their way to and from church. Our current signage is a direct response to alleviate those potential problems. To this date we have not received any complaints about our traffic management and attribute this to our signage as it's currently being used.

Monument Signs

The freestanding monument signs on the corner of Main St. & Adams Ave. and Adams Ave. & 17th St. were built in the early 1980's. They serve as an identifier for those searching for our campus as well as an identifiable marker that we are a Christian church. People that are looking for a church home can immediately make a decision if this is the church for them by clearly seeing what type of church we are.

Pedestrian Wayfinding & Interior Signage

Everyday we serve people on our campus. From our Monday through Friday preschool, ministry events, bible studies, youth events and a host of other opportunities, our campus stays quite busy. Our campus is large and contains multiple buildings. Our goal is to provide the best experience possible when people arrive on our property. We firmly believe our on-site ministry begins as soon as they set foot on our campus. Research shows that most people will determine if they are going to come back to our church within the first 5 minutes of their visit. If they don't know where to park or how to get to a certain place, we may lose a second chance. Our interior signage is designed to get people where they need to go in a clear and direct fashion. Part of our design is to provide a certain element of self-discovery so that people can make their way to their destination without having to ask a bunch of questions. We've learned over the years that some people who are just starting on their spiritual journey prefer some type of anonymity, this signage allows for that. We also feature signage that brings people to key areas on our campus where they can sign up for ministry activities and opportunities to grow in their faith.

NOV 10 2010

Huntington Beach
PLANNING DEPT.

ATTACHMENT NO. 7.1

Signage Details

Monument Signs (1 and 2):

The First Christian Church campus monument signs are meant to serve as a face to the community. To guide people to the location without being excessive or flashy. The curved colored plates echo the curved main pathway through the campus.

Vehicular Wayfinding (1, 2, 3 and 4):

Simple, functional frames designed to assist in the navigation of visitors to the campus. Clear call outs and directional arrows cut down on congestion into and out of the parking areas. The laced in banner graphics are updatable; allowing the directional information to be changed for large yearly events.

Informational Signage (1, 2 and 3):

Large banner frame graphics help direct visitors and church members to the areas where they can obtain more information on attending and serving at First Christian Church. The large format allows the pieces to function as art installations as well as directional signage; this helps them from being giant billboards and functioning more as integrated graphics.

Pedestrian Wayfinding:

These pedestrian directories take their design direction from the campus monument signs. This allows visitors to quickly and easily recognize them as informational locations. Key areas are marked out with directional arrows and a directory map offers an even more detailed look at the campus. The small footprint also minimizes their impact on traffic areas.

Pier Sign:

This illuminated and thematic sign serves to direct visitors to the children's building. The theming stays within the immediate area of the sign, keeping the area from looking cluttered or hectic while still indicating that this is a place for kids.

Administration / Cafe Sign:

This yet-to-be installed sign will direct visitors to our cafe and bookstore. The sign will be situated for viewing from the interior of our property and will allow a clear identification for visitors of the coffee shop and Christian bookstore space.

SHED Lettering:

This simple, thematic lettering lets visitors know they've arrived at the campus's multipurpose building. The letters are designed to resemble large pieces of drift wood, tying into the overall campus ocean/beach design. The letters are large and clear, providing a clean call out for the building.

SHED Graphic (1 and 2):

Large banner frame graphics help direct visitors and church members to the SHED as well as serving as art installations that set the tone and flavor of the building. Lettering and logos are kept minimal to allow these to function more as graphics than signage.



CITY OF HUNTINGTON BEACH

PUBLIC WORKS INTERDEPARTMENTAL COMMUNICATION

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: SEPTEMBER 2, 2010
PROJECT NAME: FIRST CHRISTIAN CHURCH SIGN PROGRAM
ENTITLEMENTS: PSP 10-03
PLNG APPLICATION NO: 2010-0162
DATE OF PLANS: AUGUST 13, 2010
PROJECT LOCATION: 1211 MAIN STREET
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714-374-1744 / TNGUYEN@SURFCITY-HB.ORG
PLAN REVIEWER: BOB MILANI, SENIOR CIVIL ENGINEER *BSM*
TELEPHONE/E-MAIL: 714-374-1735 / BOB.MILANI@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO REVIEW THE DESIGN, COLORS, AND MATERIALS OF A PLANNED SIGN PROGRAM FOR 22 SIGNS, INCLUDING MORE THAN ONE F/S SIGN, MULTIPLE WALL SIGNS, AND DIRECTIONAL SIGNS.
ATTACHED: SITE PLAN

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer or Project Planner.

THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. Any monument signage, hardscape and landscaping at street intersections shall conform to the 25-foot sight distance triangle and all driveways shall be provided with a 10-foot clear sight distance triangle per the City of Huntington Beach Zoning Code. Within the 25-foot visibility triangle, the maximum height permitted for objects is 42 inches. (ZSO 230.88)
2. Signage shall not encroach into the City's right-of-way.

ATTACHMENT NO. 8.1